

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services Agency	(2) MEETING DATE 7/9/2013	(3) CONTACT/PHONE Curtis Black 781-5204	
(4) SUBJECT A hearing to request approval of a resolution for the adoption of the Biddle Regional Park Master Plan Update Mitigated Negative Declaration and approval of the related Biddle Regional Park Master Plan Update. District 4.			
(5) RECOMMENDED ACTION It is recommended that the Board: 1. Approve the resolution to adopt the Biddle Regional Park Master Plan Update, Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; and 2. Adopt the Biddle Regional Park Master Plan Update.			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? N/A
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. 20 minutes) <input type="checkbox"/> Board Business (Time Est.____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP See Master Plan	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A    Date: February 10, 2009	
(17) ADMINISTRATIVE OFFICE REVIEW			
(18) SUPERVISOR DISTRICT(S) District 4 -			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency / Curtis Black  
781-5204

DATE: 7/9/2013

SUBJECT: A hearing to request approval of a resolution for the adoption of the Biddle Regional Park Master Plan Update and approval of the related Mitigated Negative Declaration. District 4.

## **RECOMMENDATION**

It is recommended that the Board:

1. Approve the resolution for Biddle Regional Park Master Update Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; and
2. Adopt the Biddle Regional Park Master Plan Update.

## **DISCUSSION**

The Biddle Regional Park Master Plan Update is a 20 year phased plan that involves reconfiguring and upgrading the existing Biddle Regional Park facilities and the addition of new facilities that maximize the park's recreational opportunities and protects its natural resources while maintaining the natural character of the area.

Biddle Regional Park and its Master Plan were completed in the 1970's to replace the Routzahn Park that was inundated with the construction of Lopez dam and lake. The Park and Master Plan were created with the intent of protecting the site's natural and rural character while replacing lost recreational amenities. The proposed Master Plan Update keeps with this tradition.

Biddle Regional Park is a 47-acre park that has two distinct areas. The first is the 22 acre developed park area and the other is the 25 acre riparian forest and Arroyo Grande creek.

### **What is a Park Master Plan?**

A park master plan is a document guiding the development of a park, natural area, recreation site or regional trail. This document provides maps and text describing existing natural resources as well as the future locations of proposed recreation, natural areas, and infrastructure. The preparation of the master plan includes input from the public as well as relevant federal, state and local agencies. The plan serves as a long-range vision, 20-years, for future park development and programming. The resulting master plan is conceptual in nature and not intended to address detailed issues related to building facades, engineered site design or park operations. The plan is just one of many steps in the process that leads to the development of public park facilities.

### **Why Update a Park Master Plan?**

Why go through the expensive and labor intensive process of updating a master plan for a park? Like the population, the County's park and recreation needs are growing and changing. Updating a park master plan helps determine if the best uses for a specific site are being provided and how to optimize management of the site's resources. An updated master plan allows County Parks to plan for the communities' current and future recreation wants and needs.

Once the recreational wants and needs are defined through public input then an updated master plan is laid out that includes the desired recreational uses located in the most useful form, while protecting on-site resources and minimizing impacts. Finally, in the competitive world of park facility funding and grants, having an approved park master plan gives funding requests and grant applications an advantage over facilities that have not been through the master plan process. These funding opportunities and grants will allow for implementation of the desired park facility improvements.

### **Biddle Regional Park Master Plan Update Process**

In 2009 County Parks held a public workshop asking the following questions:

1. What do you like about the Park?
2. What would you like to see at the Park?
3. What can be improved at the Park?

The overriding sentiment expressed at the meeting was: 1. preserve the trees and creek area of the park; 2. make the multi-use sports field area more functional; and 3. update the picnic areas, making one picnic area more appropriate for events, such as weddings, that are held at the park.

County Parks' design team took this information and created three park designs that included the desired elements. Parks staff selected the proposed master plan based on environmental protection and ease of maintenance. In 2010 another public meeting was held to present the park design to the public.

This plan was well received. The riparian creek area is undeveloped and will remain undeveloped as part of this Master Plan Update. The following new or updated design elements included in the updated Master Plan are:

1. Approximately three-fourths of a mile multi-use loop trail. This trail will be 14 feet wide, 10 feet of paved trail and 4 feet of unpaved trail with up to 10 fitness stations along the trail.
2. Trail connections to the future Arroyo Grande Creek trail, connecting Lopez Lake to Oceano.
3. Reconfigure internal road and parking lots to improve circulation, minimize pavement and remove vehicular pressure on existing Sycamore trees. The new configuration includes approximately 175 parking spaces.
4. Reshape the existing turf multi-use field area from the existing 4.4 acres to approximately 4.3 acres creating a more flexible layout that can accommodate a variety of field sports.
5. A total of three playground areas with new play structures. This includes relocating two existing playgrounds closer to active areas in the park and adding one new central playground area. Combined playground area not to exceed approximately 10,000 square feet.
6. Reconfigure two existing group picnic areas.
7. Add one centrally located group picnic area.
8. Relocate four multi-family picnic areas.
9. Remove two existing restroom buildings and construction of two approximately 500 square foot restroom and storage buildings and one approximately 950 square foot restroom, storage, changing room and prep kitchen for a total of three new restroom/storage buildings totaling approximately 1,950 square feet.
10. Add an amphitheater with capacity of approximately 100 people.
11. Relocate three horseshoe pits,
12. Remove two sand volley ball courts.
13. Enhance the riparian vegetation by planting with appropriate native species that are drought tolerant and not prone to dropping limbs.

14. Add four Natural/Cultural Interpretive exhibits.

The Master Plan Update includes upgrading the existing park facilities utilizing the existing developed areas. The Parks and Recreation Commission supported the preliminary plan in 2010. Final designs were completed in 2010. In 2011 consultation with state and county agencies and environmental review was started. In September 2012, the Parks and Recreation Commission reviewed and recommended that the Board of Supervisors approve the final master plan update.

#### **Remaining Process**

This is a Master Plan Update, a 20-year plan to reconfigure and upgrade Biddle Regional Park. Recreational facilities proposed in this plan will be developed when capital and operational funding opportunities become available.

#### **OTHER AGENCY INVOLVEMENT/IMPACT**

Review of the Master Plan Update included: County Air Pollution Control Board, County Agricultural Commission, County Environmental Health, County Planning and Building, County Public Works, County Sheriff, Cal Fire, Department of Fish and Game, Regional Water Quality Control Board and the County Parks and Recreation Commission.

#### **FINANCIAL CONSIDERATIONS**

This Master Plan Update was funded with Parks Public Facilities Fees and Quimby Fees. Future capital improvements for implementation of the Master Plan would likely be funded with various funding sources including: Quimby, Parks Public Facilities Fees, and public or private grants.

Consistent with County General Plan, Parks and Recreation Element, Policy 6.4 – maintenance and operating costs for any proposed project will be identified and approved by the Board of Supervisors prior to project initiation.

#### **RESULTS**

Completion of projects contained within the Biddle Regional Park Master Plan Update will provide a safe community, a healthy community, a livable community, a prosperous community, and a well governed community by providing citizens an expanded variety of recreation facilities.

#### **ATTACHMENTS**

Attachment 1 –Resolution

Exhibit A - Biddle Regional Park Master Plan Update

Exhibit B - Biddle Regional Park Master Plan Update Findings

Attachment 2- Mitigated Negative Declaration

Attachment 3- Parks and Recreation Commission Minutes